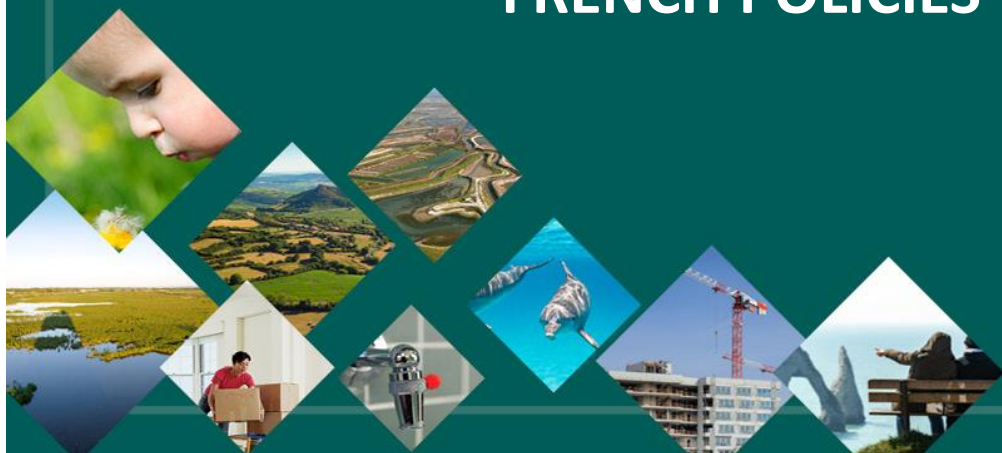




**MINISTÈRE  
DE LA TRANSITION  
ÉCOLOGIQUE  
ET DE LA COHÉSION  
DES TERRITOIRES**

*Liberté  
Égalité  
Fraternité*

**FRENCH POLICIES TO IMPROVE ENERGY EFFICIENCY IN CITIES  
THE BUILDINGS CASE  
OFATE 17 IX 2024**



**DGALN**  
AMÉNAGEMENT LOGEMENT NATURE

A- Environmental regulations for new buildings: RE 2020

B- Le Fonds Chaleur

C- Renovation of existing buildings:

- 1) Energy performance diagnostics and energy audits
- 2) Energy renovation in private housing
  - a) The 'MaPrimRénov' scheme
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# General context

The building sector accounts for:

- 45% of energy consumption
- 18% of our greenhouse gas emissions.

The National Low Carbon Strategy (SNBC) aims to reduce greenhouse gas emissions by 2030:

- greenhouse gas emissions by 49% compared with 2015,
- and the sector's final energy consumption by 23%.

These targets will have to be revised upwards at the beginning of 2025 to meet european climate objectives

# Le Fonds Chaleur (Heat Fund?)

Set up in 2009, the Fonds Chaleur is managed by ADEME.

Supports the production of heat from renewable energies: biomass, heating/cooling networks, solar thermal energy, geothermal energy, methanisation and the recovery of waste heat.

Targeting collective housing, local authorities and businesses, it has 3 objectives:

- Finance projects to produce heat from renewable and recovered energy sources, as well as the heating networks linked to these installations (up to 60%).
- Encourage employment and investment in these different sectors.
- Experiment with new fields to make better use of renewable and recovered energies, with a view to their widespread use.

Until now

- 8,590 operations supported and financed
- 4.3 Billion Euros engaged by Ademe
- 15.1 Billion euros in total investment
- 1.5 Twh/year of additional renewable energy production



More on  
[fondschaleur.ademe.fr](https://fondschaleur.ademe.fr)

# RE 2020: environmental regulations for new buildings

The RE2020 came into force in 2022, after a long phase of consultation.

LCA regulation, based on three main principles:

- giving priority to energy sobriety and the decarbonisation of energy ;
- reducing the carbon impact of building construction
- guaranteeing adequate summer comfort.

Applied since 1 January 2022 to residential buildings and since 1 July 2022 to offices and primary and secondary education buildings.

Next steps:

- Tightening of the thresholds at different time milestones: 2025, 2028 and 2031.
- Extension to new categories of tertiary buildings.
- Encouraging sober consumption of water.

# Energy performance diagnosis and energy audit

The Energy Performance Diagnostic (EPD, created in 2006) provides information on the energy and climate performance of a building (A to G labels), assessing energy consumption and GHG impact.

The aim is to inform the buyer or tenant about the 'green value' of the property, recommend any work that needs to be carried out to improve it, and estimate energy costs.

- Since 1 July 2021, the EPD has been fully enforceable. It is compulsory to carry out an EPD when selling a home or building, when signing a rental contract for a home or residential building, and for new buildings.
- Compulsory for all collective housing buildings according to a timetable staggered until 1 January 2026 for buildings with fewer than 50 co-owners.
- The EPD must be drawn up by a certified diagnostician with professional insurance cover.

In addition, an obligation to carry out an **energy audit** when selling a property classified as F or G has been in force since April 2023. This obligation will be gradually extended to properties classified E and D, at the beginning of 2025 and 2034 respectively.

# Energy renovation in the private sector

Public policy on renovating the private housing stock is designed to meet a number of objectives:

- Reduce greenhouse gas emissions,
- reduce energy consumption
- combating fuel poverty.

It has been radically overhauled in the wake of the 2021 Climate & Resilience Act, and is being rolled out through a series of mainly incentive-based schemes:

- aid for renovation work (MPR, CEE, local aid,),
- support with financing the remaining costs (eco-PTZ, renovation advance loan, reduced VAT),
- information and advice from a public service, and household support from **Mon Accompagnateur Rénov'**. Particular attention is paid to the homeowner's renovation journey, to help them make the right decision to renovate.

A regulatory framework supplements public policy in certain specific areas (energy indecency in private rental housing, ban on the installation of oil-fired boilers, etc.).

# 'MaPrimeRénov' policy

Launched in January 2020, MaPrimeRénov' (MPR) :

- More than one and a half million households have benefited since its launch.
- Overall budget: €0.5 billion in 2018 to €2.74 billion in 2023.
- substitutes a income tax rabat and taretting low incomes



Two standard schemes:

- **“Accompanied global works”**, aimed at major renovations (at least two class upgrades as defined by the DPE), particularly aimed at low-energy homes (F and G).
- **MaPrimeRénov' “one step at a time”** grants are available on two conditions (DPE or audit, and nstall a low-carbon heating system).

**The MaPrimeRénov' co-ownerships scheme** provides systematic support for co-owners. The aid scheme for landlords is currently being brought into line with owner-occupiers.



# Complementary supporting tools

## To finance the work:

- **Energy saving certificates (CEE)**, which allow financing by obligated parties in a logic of work gestures (€2.2bn of aid in 2023 for the building sector).
- **Zero-interest eco-loan.**
- **Renovation advance loan (PAR)**, introduced at the beginning of 2022,
- **Reduced VAT** for renovation work



More on  
[france-renov.gouv.fr](https://france-renov.gouv.fr)

## For renovation work accompaniment:

- **France Rénov'**, a public home renovation service launched on 1 January 2022.
- **Mon Accompagnateur Rénov'** systematically provided by public and private organisations as part of the eponymous MaPrimeRénov' programme.

# Renovation of social rental housing stock

Joint commitments by the government and representatives of social landlords were signed in October 2023:

- Social landlords have committed to setting up simplified strategic plans for energy and decarbonisation, in order to set targets for renovating the stock and decarbonising the heating systems in existing housing as part of the landlords' asset management strategies,
- In return, they will receive funding of €1.2 billion over three years to help speed up energy renovation projects, and a property tax exemption (TFPB) of up to 25 years for the most ambitious renovations (second life). In 2024, nearly €400m.

From 2025, landlords will be required to put this planning in place in order to qualify for subsidies to renovate their social housing stock..

# Renovation of the tertiary sector

More on  
[operat.ademe.fr](https://operat.ademe.fr)

‘Eco Energie Tertiaire’ policy: all commercial buildings over 1,000 m<sup>2</sup> to reduce final energy consumption: 40% by 2030, 50% by 2040 and 60% by 2050, compared with 2010 levels. **Annual disclosure in a digital platform (OPERAT)** managed by ADEME

Energy Performance of Buildings Directive (EPBD), published in May 2024, will require a binding regulatory framework for commercial buildings under 1,000 m<sup>2</sup>.

- CEE will support these renovations (around €400m).
- A tax credit for renovating buildings owned by very small businesses and SMEs, worth 30% of the cost of the work (€25m in 2023).

Consideration will need to be given to improving accompagnement for commercial building operators, particularly the smaller ones, in renovating their buildings.

# Renovation of local authority buildings

More than 225,000 buildings, 280 million m<sup>2</sup>, i.e. 75% of public buildings.

- The Green Fund's 'energy renovation of local public buildings' measure has been operational since 1 January 2023. It has made it possible to support 3,350 renovation projects for a total of €765 million in aid by 2023.
- ACTEE: new €220 million energy certificate programme dedicated to the renovation of local authority buildings since 2022 currently being rolled out.

School buildings (50% local authority buildings), will be the focus of a specific plan launched in 2023 to trigger and support a wave of renovations:

- EduRénov: €2 billion in loans and €50 million in engineering credits over 5 years mobilised by the Banque des territoires aim to label 10,000 projects in 5 years.
- The government's Green Fund: €500m dedicated to the renovation and renaturation of schools by 2024.

# International cooperation

## Global ABC created at COP 21 (290 members including 42 governments)

- Global Status Report
- Decarbonization roadmaps
- Buildings pavilion at COP

## PEEB (France-Germany, AFD-GIZ)

- PEEB med
- PEEB Cool
- PEEB Asean



## Buildings Breakthrough (29 countries and 19 initiatives)

- 5 priority actions

## Global Forum for Buildings and Climate (1500 participants-50 governments)

- Déclaration de Chaillot (69 supporting countries)
- ICBC at COP 29 and COP 30



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More on  
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**THANK YOU**



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